

PROPOSAL PAPER

Independent Technical Panel on Demand Management Measures Final Report on California Landscape Water Use

12-09-15 Draft

Section: 5

Section Title: Require Irrigation System Evaluations as Part of Home Inspections

Recommendation #1: Single-Family Residential Properties

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Background: Each year, roughly 400,000 existing homes are put up for sale in California. Before a sale is completed, most prospective purchasers contract for a home inspection to get a professional assessment of the condition of the home and its major systems. The inspector is typically on the property for a couple hours. The results of the inspection are provided to the prospective purchaser in a report that makes note of observed deficiencies, which serves to inform the purchaser before making an irrevocable commitment to purchase the property.

Home inspections offer a good opportunity to inform homeowners of deficiencies in landscape irrigation systems, and are far more numerous than all other types of landscape inspections provided by water suppliers and commercial landscape contractors. However, by one estimate, only 20% or so of home inspections include any assessment of the home's landscape irrigation system, thus missing a significant opportunity to alert homeowners to needed corrections of inefficient irrigation systems and water waste.

Recommendation Purpose Statement: The purpose of this recommendation is to ensure that purchasers of existing homes are informed of significant deficiencies in landscape irrigation systems by requiring home inspections to include a basic assessment of the irrigation system. Without such an evaluation, the buyer may not be aware of the magnitude of the irrigation system's inefficiencies. The inspection is intended to identify gross deficiencies readily observable by a professional, rather than a deep analysis of schedules and equipment needed to optimize irrigation at the site. For a landscape inspection to be integrated with a home inspection, a high-level assessment can be accommodated while a more time-consuming analysis cannot.

This proposal imposes no new requirements on home sellers, homebuyers, realtors, lenders, or water suppliers. As with other findings in a home inspection report, the seller and buyer are under no obligation to correct any deficiency noted, but are informed with a list of matters that will require attention in the newly purchased home.

Proposal (Legislative):

Add a new chapter to Division 8 [Special Business Regulations] of the Business and Professions Code as follows:

Chapter XX. Home Inspections

XXX00. As used in this chapter, the term “home inspection” means the on-sight inspection of the condition of the structure and mechanical systems of a dwelling unit, and the preparation of a report thereon.

XXX01. One year after the effective date of this Act, each home inspection of a dwelling unit on a parcel containing an in-ground landscape irrigation system, the operation of which is under the exclusive control of the owner or occupant of the dwelling, shall include the following –

- (a) Examination of the irrigation system controller for proper operation and installation.
- (b) Activation of each valve/station/zone with attention to search for visible signs of leaks
- (c) Cycling of each irrigation valve manually and from the irrigation controller for proper operation and inspect for leaks
- (d) Inspection all of the components of overhead irrigation, noting sprinklers that are not performing properly.
[Because it would take significant time to identify which sprinkler is not performing properly this may need to be a more general statement. Something like, “one or more sprinkler heads not performing properly.”]
- (e) Operation and inspection of drip irrigation for leaks caused by blown emitters, broken fittings, and tubing leaks.
- (f) Notation of each location of –
 - (1) irrigation spray being directed to hardscape.
 - (2) irrigation water leaving the irrigated area as surface runoff.
 - (3) ponding of irrigation water on the surface of the irrigated area.

XXX02. This chapter does not apply to any of the following:

- (a) An inspection performed by a city, county, city and county, or public water supplier.
- (b) An inspection performed at the direction of any court.
- (c) An inspection confined solely to a landscape area.
- (d) An appraisal for the purpose of preparing a report containing an estimated the market value of a dwelling.